# Mortgage Documents

**Multistate Construction Loan Agreement - Single Family - Fannie Mae MODEL DOCUMENT (Form 3735)**

**Type of Instrument Instrument Revision Date**

Construction Loan Agreement 07/2021

**Instrument Last Modified Summary Page Last Modified**

N/A N/A

**Printing Instructions**

The PDF document must be printed on letter size paper, using portrait format.

**Use This Document For**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| State | Lien Type | Product Type | Property Type | Occupancy Type |
| **All** | **First** | **Construction-to-Permanent** | **All, except manufactured homes** | **All** |

**Required Changes**

The following changes MUST always be made to this document:

None

**Authorized Changes**

The following changes MAY be made to this document at the lender’s option or MUST be made under certain circumstances only:

1. Lenders MUST modify this model document (which may not be valid and enforceable in its present form in all jurisdictions) as required to comply with applicable law or regulations that relate to the particular transaction or to particular types of lenders.
2. Lenders MAY adjust cross-references to section, paragraph, or page numbers, if needed to reflect changes in section, paragraph, or page numbers that result from adding, modifying, or deleting certain language in accordance with another authorized change.

3. Lenders MAY include at the bottom of each page “initial lines” on which borrowers may insert their initials to acknowledge that all pages of the document are present. If these lines are added, contractors MUST require the borrowers to initial the lines on each page of the document.

**Other Pertinent Information**

Any special instructions related to preparation of this document, use of special signature forms, required riders or addenda, etc. are discussed below.

1. Lenders MAY use either this model document or another form of Construction Loan Agreement that satisfies our requirements for Construction-to-Permanent transactions. Those requirements may be found in the Fannie Mae Selling Guide.
2. Both lenders and borrowers MUST sign this form since the Construction Loan Agreement sets out the terms and conditions for the construction phase for the Construction-to-Permanent transaction.